

CITY OF GLENDALE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the City of Glendale Planning Commission will hold a public hearing on October 6, 2016, at 6:00 p.m. in the Glendale Council Chambers Building, 5850 West Glendale Avenue, Glendale, Arizona, to hear the following:

GPA16-05/ZON16-07: A request by Jim West, representing Salvatore Palermo 2001 Trust, to amend the General Plan land use designation on approximately 3.6 acres from OFC (Office) to HDR (High Density Residential 12-20 dwelling units per acre) and to rezone approximately 5.3 acres from C-O (Commercial Office) to R-4 (Multiple Residence). The site is located southwest of the intersection of Glendale and 67th Avenues (6975 W. Glendale Avenue) and is in the Ocotillo District. Staff Contact: Doug Howard, Planner.

GPA16-04/ZON16-03: A request by Zach Hilgart, representing CAPCO Investment Co., to amend the General Plan land use designation on approximately 4.2 acres from LDR (Low Density Residential 1-2.5 dwelling units per acre) to MDR (Medium Density Residential 3.5-5 dwelling units per acre) and to rezone approximately 4.2 acres from A-1 (Agricultural) to R1-4 PRD (Single Residence, Planned Residential Development). The site is located northwest of the intersection of 51st Avenue and Union Hills Drive (18800 N. 51st Avenue) and is in the Cholla District. Staff Contact: Doug Howard, Planner.

PP16-01: A request by Zach Hilgart, representing CAPCO Investment Co., for approval of a preliminary plat of an 18-lot subdivision on approximately 4.2 per acre at 4.3 dwelling units per acre. The site is located northwest of the intersection of 51st Avenue and Union Hills Drive (18800 N. 51st Avenue) and is in the Cholla District. Staff Contact: Doug Howard, Planner.

ZON16-06: A request by Rick Engineering Company to rezone a vacant parcel from CO (Commercial Office) to GO (General Office) to allow for the development of a new structure that will contain a medical and clinical laboratory that will exceed the square footage restrictions for medical and clinical laboratories in the CO zoning district. The property is located south of the southeast corner of 59th Avenue and Bell Road (16480 North 59th Avenue) and is in the Sahuaro District. Staff Contact: Martin Martell, Planner.

CUP16-06: A request by Living Faith Fellowship to approve a Conditional Use Permit (CUP) to operate a church in an existing building for a property that is located in the R-2 HP (Mixed Residence, Historic Preservation) Zoning District. The property is located north of the northeast corner of 59th and Glendale Avenues (5850 West Northview Avenue) and is in the Ocotillo District. Staff Contact: Martin Martell, Planner.

- CUP16-09:** A request by Carl Dietzman for a Conditional Use Permit to grant a Class II Home Occupation to sell firearms in the R1-6 (Single Residence) zoning district. The site is located at 5845 West Morten Avenue and is located in the Ocotillo District. Staff Contact: Thomas Ritz, AICP, Senior Planner.
- CUP16-10:** A request by Skyline Consultants, representing Watermill Express / Dana Cook, 4QTKIDZ, LLC., for Conditional Use Permit approval to allow a convenience use for a Watermill Express kiosk in a C-2 (General Commercial) Zoning District. The site is located at the north northwest corner of 66th Avenue and Camelback Road within Glenwood Plaza shopping center at 6626 West Camelback Road and is in the Ocotillo District. Staff Contact: Doug Howard, Planner.
- CUP16-11:** A request by Skyline Consultants, representing Watermill Express / Rob-Ja-Mar, LLC, for Conditional Use Permit approval to allow a convenience use for a Watermill Express kiosk in a C-2 (General Commercial) Zoning District. The site is located northwest of the intersection of 59th Avenue and Bethany Home Road on the Glenfair Lanes Bowling Alley property at 6110 North 59th Avenue and is in the Ocotillo District. Staff Contact: Doug Howard, Planner.
- CUP16-12:** A request by Skyline Consultants, representing Watermill Express / SJ & SM, LLC, for Conditional Use Permit approval to allow a convenience use for a Watermill Express kiosk in a C-2 (General Commercial) Zoning District. The site is located at the northwest corner of 51st and Northern Avenues (5138 West Northern Avenue) within the Northern Lights Shopping Center and is in the Barrel District. Staff Contact: Doug Howard, Planner.

Copies of all applications, exhibits, and documents are available for public review at the Development Services Department, 5850 West Glendale Avenue, Second Floor, Glendale, Arizona, between the hours of 8:00am and 5:00pm weekdays or will be available online at <http://www.glendaleaz.com/boardsandcommissions/PlanningCommission.cfm> by 5:00pm Monday prior to the public meeting. For further information, please call the case staff contact at (623) 930-2800. Interested parties are invited to attend and participate in the public meeting.

FOR SPECIAL ACCOMMODATIONS

Please contact Diana Figueroa at (623) 930-2808 or dfigueroa@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.

CITY OF GLENDALE
Kevin R. Phelps
City Manager

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